

DEVELOPMENT REVIEW UNIT
PLANNING GROUP

J. Patrick Kelly El Paso Cty, CO
08/01/2002 12:51
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02-0628

APPLICATION FORM FOR STREET NAME CHANGE

Applicant: JR Engineering Telephone (719) 593-2593 Fax (719) 528-6613
(The applicant will receive the approved site plans and all correspondence)

Address: 4510 ArrowsWest Drive, Colorado Springs, CO Zip Code 80907 e-mail

Owner: Woodmont Development CO, LLC Telephone (719) 576-1070 Fax (719) 576-1072

Address: 1223 Lake Plaza Drive, Suite B, Colorado Springs, CO Zip Code 80906 e-mail

Premises Involved:

Present Street Name Bridle Oaks Drive

Proposed Street Name Bridle Oaks Lane

Name of Recorded Subdivision containing street Middle Creek Manor Filing No. 1 and The Estates at Middle Creek Filing No. 1

Recording Information: Book Page Reception Number 98190175 and 202078014

Existing Zone R1 = 6000 DFOZ and PUD Hillside Acreage 55 Acres

Name of two (2) closest intersecting streets Middle Creek Parkway and Bridle Oaks Drive

OFFICIAL CITY PLANNING USE:

Fee Receipt # 4793000

Express ☐ Standard ☒

Date Application Accepted 06/12/03

Completed Form ☒

PIC EMT

Street Name Change Plans (5) ☒

Vicinity Map ☒

Project Statement (5) ☒

Authorization ☒

Legal Description ☒

Application informed of poster pick-up date? Yes ☐ No ☐

If yes, Date of Poster pick-up date?

Standard buckslip process to be modified? Yes ☐ No ☐

OWNER/APPLICANT AUTHORIZATION:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I(we) am(are) fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I(we) familiarized myself(ourselves) with the rules, regulations and procedures with respect to preparing and filing this petition. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

Woodmont + Dev.
Signature of Owner Date 6-12-03

Signature of Applicant Date 6-12-03

PRE-APPLICATION CONFERENCE:

A pre-application conference with the planning staff is not mandatory for these applications. However, if you would like a pre-application meeting, please call 385-5905 and one will be scheduled for you.

Bridle Oaks Lane

Street Name Change Justification

Bridle Oaks Drive was originally platted within Middle Creek Manor Filing No. 1 (recorded on December 24, 1998 at Reception No. 98190175) by Middle Creek Development, LLC and Acuff Homes, Inc. These same developers are a part of Woodmont Development Co., LLC, which recently platted The Estates at Middle Creek Filing No. 1 (recorded on May 13, 2002 at Reception No. 202078014). Bridle Oaks Drive is a minor residential collector that will serve as one of the entrances into The Estates at Middle Creek.

There is a proposed elementary school site that will front the south side of Bridle Oaks for about 950'. In an effort to help slow traffic down on Bridle Oaks, Woodmont Development has implemented several things:

1. As Bridle Oaks will be constructed east of Rockbridge Circle, a traffic-calming device of a street narrowing will be used. This is at the entrance to The Estates at Middle Creek. This narrowing will take the street width from 40' to 24' for a short distance.
2. Within the street narrowing, a speed table (a rise in the asphalt for a very short distance) will be constructed which again is intended to slow down traffic.
3. The area of the street narrowing will be heavily landscaped with deciduous and evergreen trees brought close to the curb lines to accentuate the narrow street area.
4. Approximately 1,000' further into The Estates at Middle Creek, a roundabout traffic-calming device is proposed at the main crossroads of the development.

We are proposing to change the name from Bridle Oaks Drive to Bridle Oaks Lane to further help create this environment of a slow speed street for public safety near the school. We would hope this subtle name change would conjure up thoughts of a country lane, one that may be narrow and slow but pleasurable while traveling on it, rather than some wide and straight thoroughfare of never ending asphalt that only encourages faster speeds. The name change is subtle, but when combined with the other steps already underway, we believe it will reinforce the entire program for public safety of the school children and everyone in the neighborhoods.

There are no homes currently using the Bridle Oaks Drive address. There is one utility address on Bridle Oaks but that is our own irrigation tap. We are willing to reimburse the City for the cost to change the four existing street name signs.

Woodmont Development Company, LLC

C/o Entity Management Company, Inc.
PO Box 908 – Colorado Springs, CO 80901
(719) 576-1070 - Fax (719) 576-0172

June 7, 2002

Ms. Rachael Teixeira
City of Colorado Springs
Development Review – Planning Group
30 S. Nevada Ave.
Colorado Springs, CO 80903

Re: Street Name Change Request

Dear Ms. Teixeira:

This letter is to advise you that JR Engineering will be serving as the applicant for the Street Name Change Request regarding Bridle Oaks Drive. Please address comments and correspondence to Aaron Egbert, c/o JR Engineering.

We look forward to working with you on this matter.

Yours sincerely,

Woodmont Development Company, LLC
A Colorado Limited Liability Company

By: Entity Management Company, Inc.
A Colorado Corporation
Its Manager

A handwritten signature in black ink, appearing to read "Robert P. Osborne". The signature is fluid and cursive, with the first name "Robert" and last name "Osborne" clearly distinguishable.

Robert P. Osborne, President

Zoning Plan of Bridle Oaks Lane



Figure 2 – HO NV 02-00109
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PUBLIC HEARING POSTING AFFIDAVIT

Date JULY 17, 2002

I, CORY LEE SHARP, do hereby certify that a Public Notice Poster was visibly and continuously posted on the site located at:

BRIDAL OAKS DRIVE

City Planning File Number(s): HO NV 02-109 RACHEL TEIXEIRA

Public Hearing scheduled on: JULY 17, 2002

Posted from: 07/07/02 JULY 3, 2002 to: 07/16/02 JULY 16, 2002

I also do hereby certify that the site was checked on the following dates to ensure that the Public Notice was visible and readable:

1. [Signature] JULY 7, 2002

2. [Signature] JULY 16, 2002

[Signature]
Signature

PUBLIC HEARING POSTING INSTRUCTIONS

All public hearing applications are required to have the site posted prior to the application being heard at a formal public hearing. City Planning relies on applicants/owners to post the prospective sites themselves.

The general posting guidelines are as follows:

- The public notice poster will be provided a minimum of ten (10) days prior to the public hearing. The proposed site must be immediately and continue to be posted for the full ten (10) day period.
- The poster should be placed on the proposed site in a very visible location at a point (or points, if additional posters are provided) along the perimeter of the site where it can be clearly viewed by passing motorists from adjacent streets and/or pedestrians without having to trespass. The physical location of the poster should provide actual notice to owners and residents of the surrounding properties and the general public that a development is being proposed in the general area.
- The poster should never be placed on trees within the street right-of-way. A \$500.00 fine or a 90 day jail sentence or both may imposed under Section 21-6-603 and 604 of the City Code. It is also forbidden to place a poster on electrical power poles and telephone poles.
- If a public notice poster should become lost or illegible, immediately contact City Planning at 385-5905 and you will be supplied with a replacement poster.

ESTATES@MC 8639.50

[illegible]